HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: October 2015

Housing market intelligence you can count on

Canada

CMHC SCHL
HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

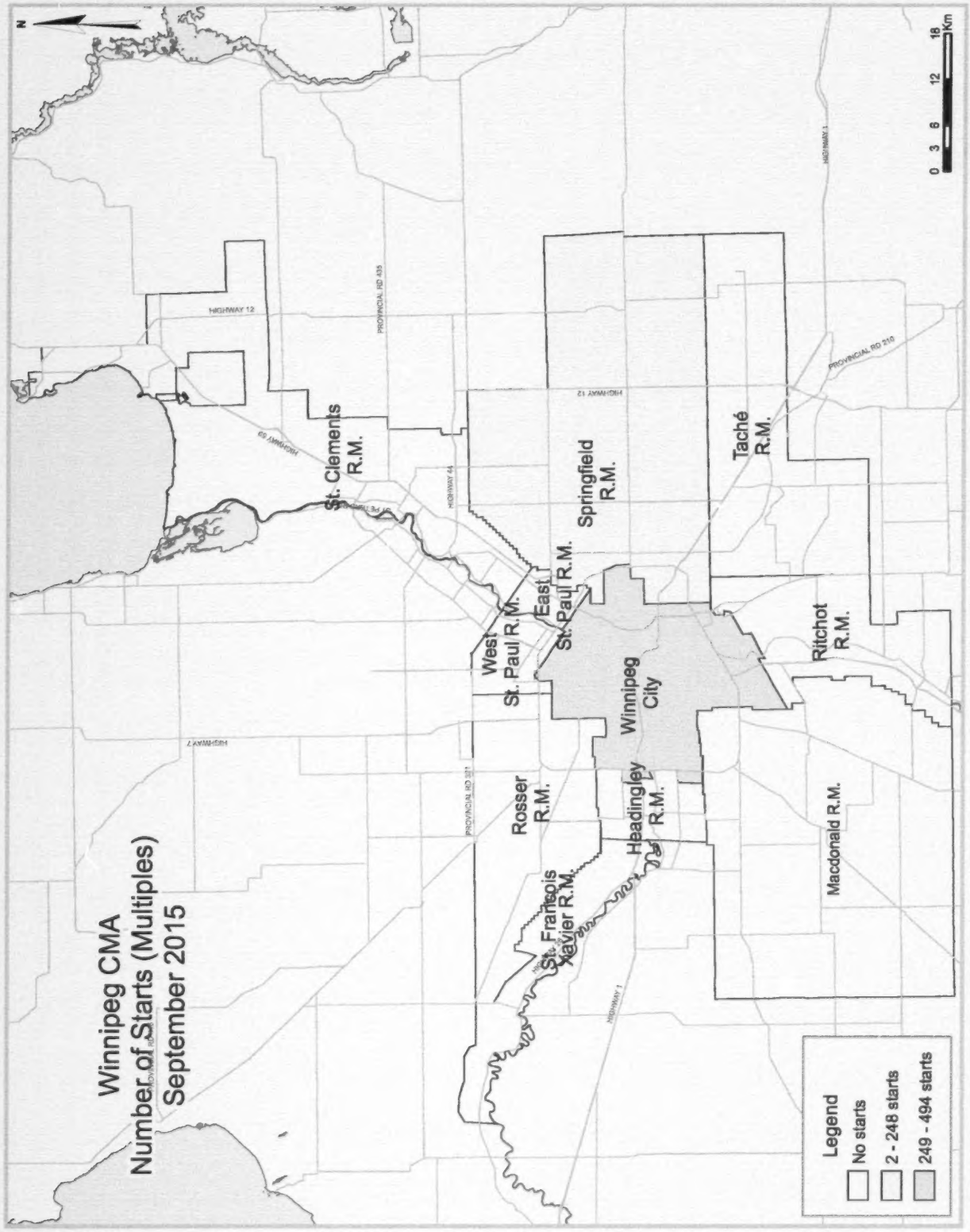
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

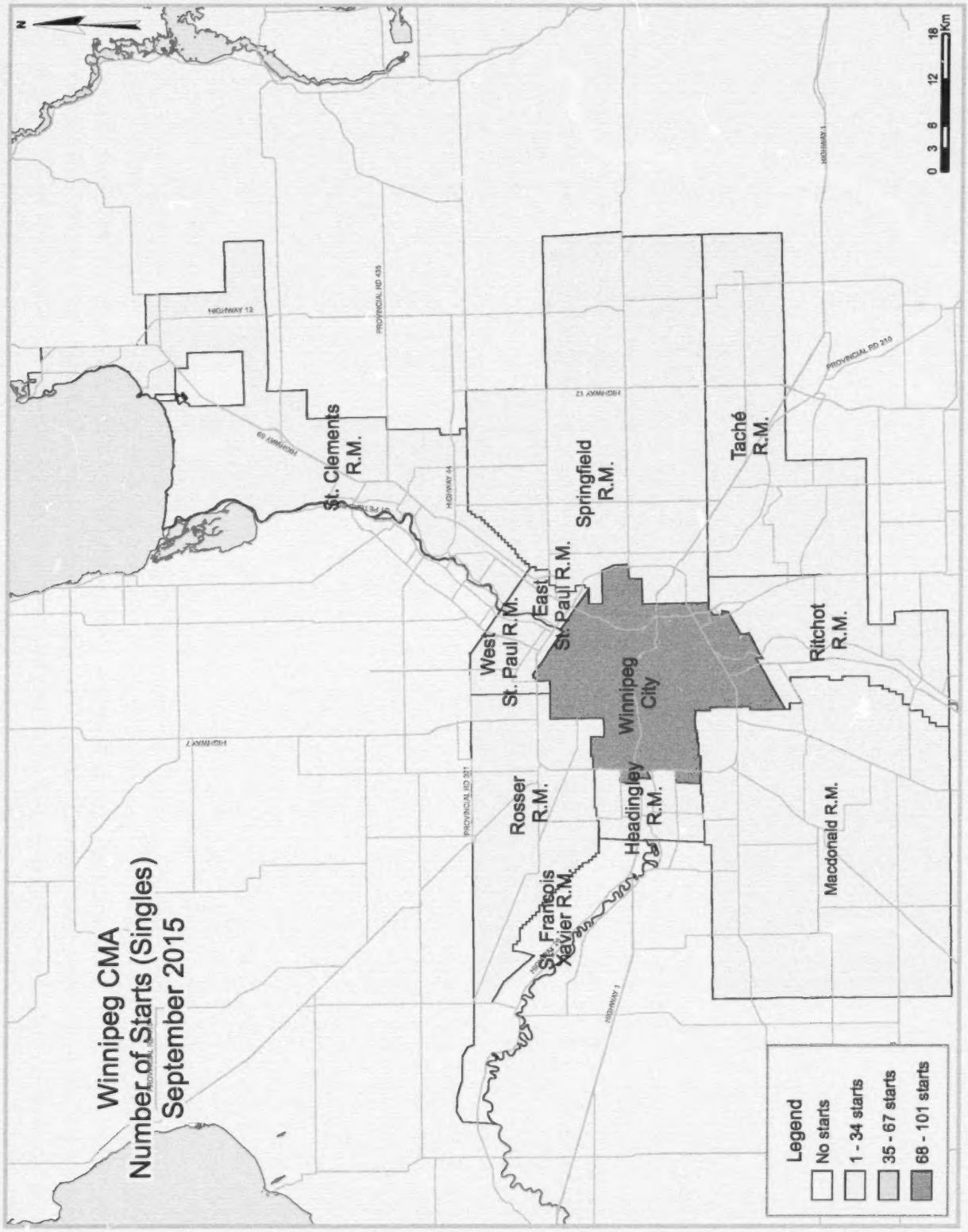
In addition, CMHC will be launching a new publication named the ***Housing Market Insights***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insights*** will be released shortly.

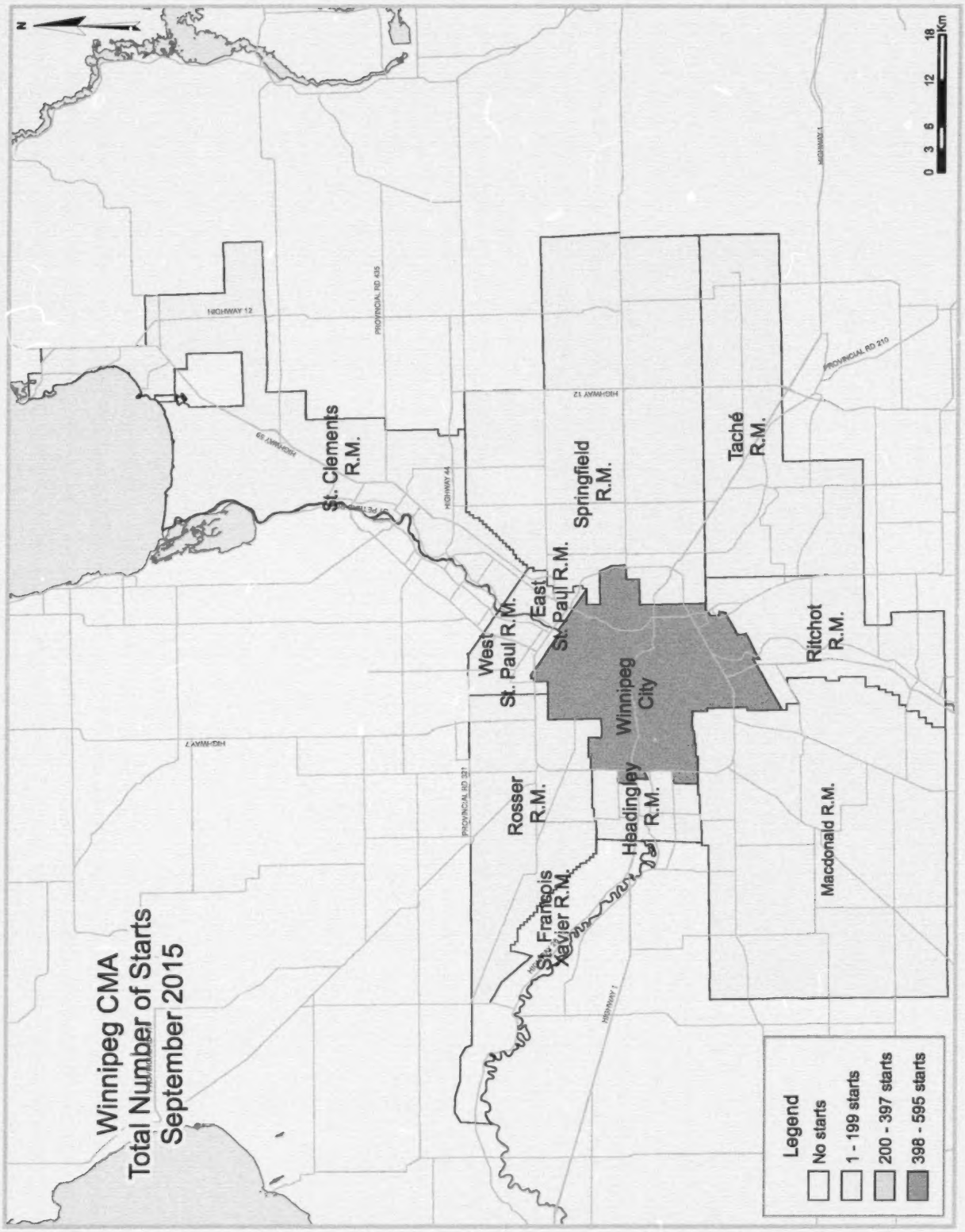
SUBSCRIBE NOW!

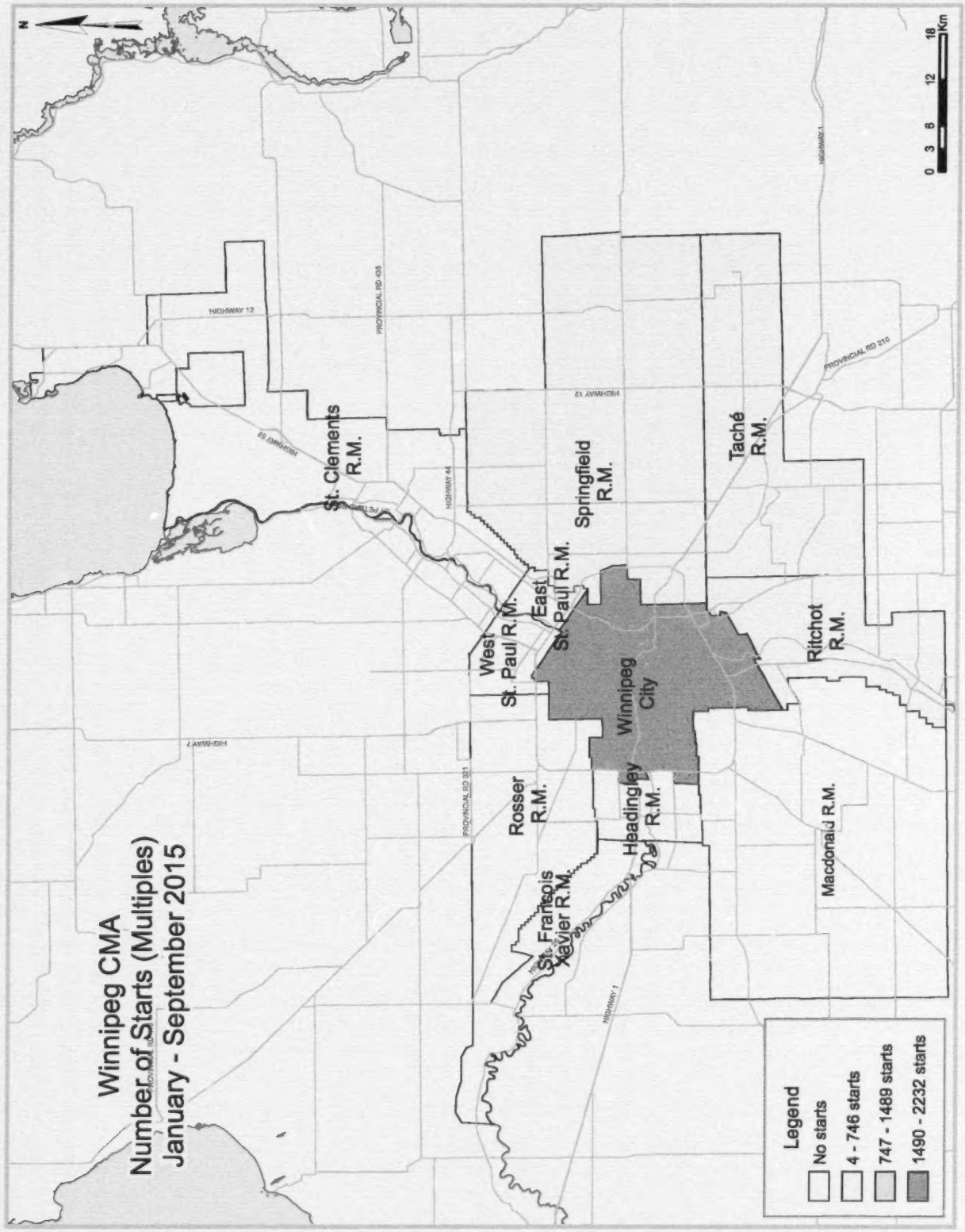
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

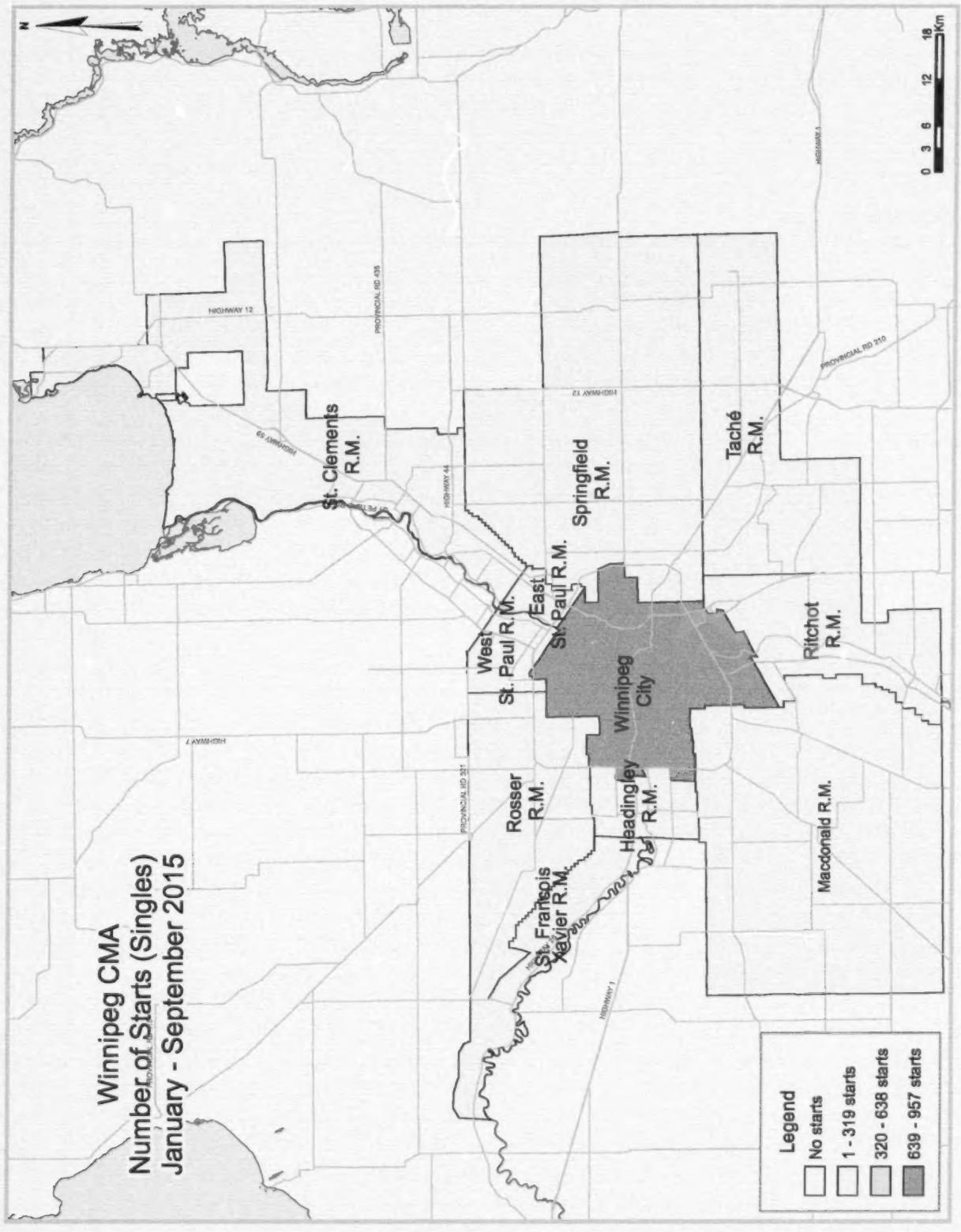
Housing
Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & much more!
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer

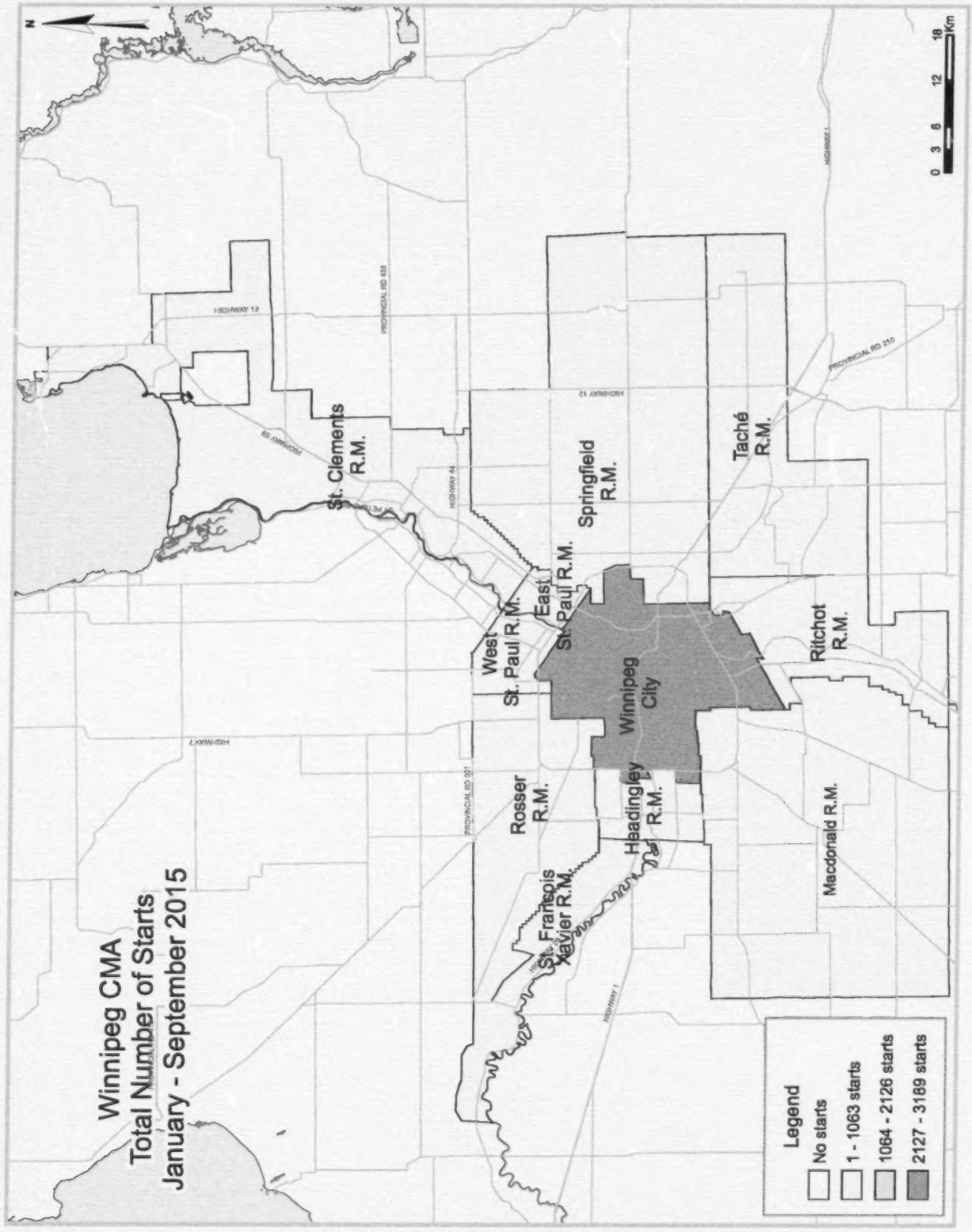

Winnipeg CMA
Number of Starts (Multiples)
September 2015
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 213
Legend
No starts
2 - 248 starts
249 - 494 starts


Winnipeg CMA
Number of Starts (Singles)
September 2015
N
0 3 6 12 18 Km
HIGHWAY 12
PROVINCIAL RD 435
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
PROVINCIAL RD 221
HIGHWAY 1
PROVINCIAL RD 210
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 34 starts
35 - 67 starts
68 - 101 starts


Winnipeg CMA
Total Number of Starts
September 2015
N
0 3 6 12 18 Km
HIGHWAY 12
PROVINCIAL RD 425
HIGHWAY 59
HIGHWAY 44
PROVINCIAL RD 210
HIGHWAY 1
HIGHWAY 7
PROVINCIAL RD 321
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 199 starts
200 - 397 starts
398 - 595 starts


Winnipeg CMA
Number of Starts (Multiples)
January - September 2015
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 221
PROVINCIAL RD 210
Legend
No starts
4 - 746 starts
747 - 1489 starts
1490 - 2232 starts


Winnipeg CMA
Number of Starts (Singles)
January - September 2015
Legend
No starts
1 - 319 starts
320 - 638 starts
639 - 957 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
PROVINCIAL RD 435
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
PROVINCIAL RD 210
PROVINCIAL RD 221
HIGHWAY 1
0 3 6 12 18 Km


Winnipeg CMA
Total Number of Starts
January - September 2015
N
0 3 6 12 18 Km
HIGHWAY 12
PROVINCIAL RD 439
HIGHWAY 59
HIGHWAY 44
PROVINCIAL RD 213
HIGHWAY 12
PROVINCIAL RD 210
HIGHWAY 1
HIGHWAY 7
PROVINCIAL RD 207
HIGHWAY 1
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
Macdonald R.M.
St. François Xavier R.M.
Legend
No starts
1 - 1063 starts
1064 - 2126 starts
2127 - 3189 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2015		
Winnipeg CMA[1]	August 2015	September 2015
Trend[2]	4,332	5,149
SAAR	4,130	7,549
	September 2014	September 2015
Actual		
September - Single-Detached	146	140
September - Multiples	192	496
September - Total	338	636
January to September - Single-Detached	1,434	1,235
January to September - Multiples	1,961	2,248
January to September - Total	3,395	3,483

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2015	140	24	0	0	17	0	26	429	636
September 2014	146	16	4	0	48	120	4	0	338
% Change	-4.1	50.0	-100.0	n/a	-64.6	-100.0	**	n/a	88.2
Year-to-date 2015	1,235	150	4	0	208	486	134	1,266	3,483
Year-to-date 2014	1,430	90	7	4	316	1,038	39	471	3,395
% Change	-13.6	66.7	-42.9	-100.0	-34.2	-53.2	**	168.8	2.6
UNDER CONSTRUCTION									
September 2015	1,051	134	8	0	365	1,574	98	1,792	5,022
September 2014	1,267	92	7	3	455	1,797	36	951	4,608
% Change	-17.0	45.7	14.3	-100.0	-19.8	-12.4	172.2	88.4	9.0
COMPLETIONS									
September 2015	144	6	0	0	10	50	8	0	218
September 2014	106	2	0	0	42	43	12	0	205
% Change	35.8	200.0	n/a	n/a	-76.2	16.3	-33.3	n/a	6.3
Year-to-date 2015	1,432	102	7	4	159	631	69	515	2,919
Year-to-date 2014	1,307	58	0	8	226	539	38	404	2,580
% Change	9.6	75.9	n/a	-50.0	-29.6	17.1	81.6	27.5	13.1
COMPLETED & NOT ABSORBED									
September 2015	226	29	6	2	62	238	n/a	n/a	563
September 2014	199	14	0	2	55	191	n/a	n/a	461
% Change	13.6	107.1	n/a	0.0	12.7	24.6	n/a	n/a	22.1
ABSORBED									
September 2015	163	7	0	0	11	40	n/a	n/a	221
September 2014	96	1	0	0	29	53	n/a	n/a	179
% Change	69.8	**	n/a	n/a	-62.1	-24.5	n/a	n/a	23.5
Year-to-date 2015	1,441	74	1	4	174	520	n/a	n/a	2,214
Year-to-date 2014	1,396	44	0	7	228	458	n/a	n/a	2,133
% Change	3.2	68.2	n/a	-42.9	-23.7	13.5	n/a	n/a	3.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
September 2015	101	22	0	0	17	0	26	429	595
September 2014	93	8	0	0	48	120	4	0	273
East St. Paul R.M.									
September 2015	3	0	0	0	0	0	0	0	3
September 2014	6	0	0	0	0	0	0	0	6
Headingley R.M.									
September 2015	6	0	0	0	0	0	0	0	6
September 2014	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
September 2015	1	0	0	0	0	0	0	0	1
September 2014	10	0	0	0	0	0	0	0	10
Ritchot R.M.									
September 2015	3	0	0	0	0	0	0	0	3
September 2014	10	0	0	0	0	0	0	0	10
Rosser R.M.									
September 2015	1	0	0	0	0	0	0	0	1
September 2014	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2015	9	0	0	0	0	0	0	0	9
September 2014	9	0	0	0	0	0	0	0	9
St. Francois Xavier R.M.									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
Springfield R.M.									
September 2015	10	2	0	0	0	0	0	0	12
September 2014	3	8	0	0	0	0	0	0	11
Tache R.M.									
September 2015	2	0	0	0	0	0	0	0	2
September 2014	10	0	4	0	0	0	0	0	14
West St. Paul R.M.									
September 2015	4	0	0	0	0	0	0	0	4
September 2014	4	0	0	0	0	0	0	0	4
First Nations									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
September 2015	140	24	0	0	17	0	26	429	636
September 2014	146	16	4	0	48	120	4	0	338

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
September 2015	772	128	4	0	365	1,544	90	1,792	4,695
September 2014	946	74	0	3	416	1,751	13	951	4,154
East St. Paul R.M.									
September 2015	37	0	0	0	0	0	0	0	37
September 2014	47	0	0	0	0	0	0	0	47
Headingley R.M.									
September 2015	13	0	0	0	0	0	0	0	13
September 2014	20	0	0	0	0	0	0	0	20
MacDonald R.M.									
September 2015	26	0	0	0	0	0	0	0	26
September 2014	30	0	0	0	7	0	0	0	37
Ritchot R.M.									
September 2015	25	2	0	0	0	30	6	0	63
September 2014	39	4	0	0	32	16	23	0	114
Rosser R.M.									
September 2015	1	0	0	0	0	0	0	0	1
September 2014	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
September 2015	49	0	0	0	0	0	0	0	49
September 2014	41	0	0	0	0	0	0	0	41
St. Francois Xavier R.M.									
September 2015	1	0	0	0	0	0	0	0	1
September 2014	2	0	0	0	0	0	0	0	2
Springfield R.M.									
September 2015	47	4	0	0	0	0	2	0	53
September 2014	56	14	3	0	0	0	0	0	73
Tache R.M.									
September 2015	25	0	4	0	0	0	0	0	29
September 2014	40	0	4	0	0	30	0	0	74
West St. Paul R.M.									
September 2015	55	0	0	0	0	0	0	0	55
September 2014	45	0	0	0	0	0	0	0	45
First Nations									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
September 2015	1,051	134	8	0	365	1,574	98	1,792	5,022
September 2014	1,267	92	7	3	455	1,797	36	951	4,608

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
September 2015	107	6	0	0	10	36	8	0	167
September 2014	89	0	0	0	42	43	0	0	174
East St. Paul R.M.									
September 2015	8	0	0	0	0	0	0	0	8
September 2014	0	0	0	0	0	0	0	0	0
Headingley R.M.									
September 2015	3	0	0	0	0	0	0	0	3
September 2014	0	0	0	0	0	0	0	0	0
Macdonald R.M.									
September 2015	6	0	0	0	0	0	0	0	6
September 2014	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
September 2015	2	0	0	0	0	14	0	0	16
September 2014	1	2	0	0	0	0	12	0	15
Rosser R.M.									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2015	5	0	0	0	0	0	0	0	5
September 2014	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	1	0	0	0	0	0	0	0	1
Springfield R.M.									
September 2015	3	0	0	0	0	0	0	0	3
September 2014	5	0	0	0	0	0	0	0	5
Tache R.M.									
September 2015	5	0	0	0	0	0	0	0	5
September 2014	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
September 2015	5	0	0	0	0	0	0	0	5
September 2014	0	0	0	0	0	0	0	0	0
First Nations									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
September 2015	144	6	0	0	10	50	8	0	218
September 2014	106	2	0	0	42	43	12	0	205

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
September 2015	173	21	0	2	58	198	n/a	n/a	452
September 2014	153	6	0	2	54	151	n/a	n/a	366
East St. Paul R.M.									
September 2015	4	0	0	0	0	0	n/a	n/a	4
September 2014	3	0	0	0	0	0	n/a	n/a	3
Headingley R.M.									
September 2015	2	0	0	0	0	0	n/a	n/a	2
September 2014	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
September 2015	20	0	0	0	2	0	n/a	n/a	22
September 2014	18	0	0	0	1	0	n/a	n/a	19
Ritchot R.M.									
September 2015	9	2	0	0	2	12	n/a	n/a	25
September 2014	4	3	0	0	0	12	n/a	n/a	19
Rosser R.M.									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
September 2015	1	0	0	0	0	0	n/a	n/a	1
September 2014	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
September 2015	1	0	0	0	0	0	n/a	n/a	1
September 2014	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
September 2015	9	6	3	0	0	0	n/a	n/a	18
September 2014	11	5	0	0	0	0	n/a	n/a	16
Tache R.M.									
September 2015	5	0	3	0	0	28	n/a	n/a	36
September 2014	2	0	0	0	0	28	n/a	n/a	30
West St. Paul R.M.									
September 2015	2	0	0	0	0	0	n/a	n/a	2
September 2014	4	0	0	0	0	0	n/a	n/a	4
First Nations									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
September 2015	226	29	6	2	62	238	n/a	n/a	563
September 2014	199	14	0	2	55	191	n/a	n/a	461

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
September 2015	126	7	0	0	11	36	n/a	n/a	180
September 2014	80	0	0	0	28	41	n/a	n/a	149
East St. Paul R.M.									
September 2015	7	0	0	0	0	0	n/a	n/a	7
September 2014	1	0	0	0	0	0	n/a	n/a	1
Headingley R.M.									
September 2015	4	0	0	0	0	0	n/a	n/a	4
September 2014	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
September 2015	3	0	0	0	0	0	n/a	n/a	3
September 2014	2	0	0	0	1	0	n/a	n/a	3
Ritchot R.M.									
September 2015	1	0	0	0	0	2	n/a	n/a	3
September 2014	1	1	0	0	0	6	n/a	n/a	8
Rosser R.M.									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
September 2015	6	0	0	0	0	0	n/a	n/a	6
September 2014	3	0	0	0	0	0	n/a	n/a	3
St. Francois Xavier R.M.									
September 2015	1	0	0	0	0	0	n/a	n/a	1
September 2014	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
September 2015	4	0	0	0	0	0	n/a	n/a	4
September 2014	5	0	0	0	0	0	n/a	n/a	5
Tache R.M.									
September 2015	6	0	0	0	0	2	n/a	n/a	8
September 2014	3	0	0	0	0	6	n/a	n/a	9
West St. Paul R.M.									
September 2015	5	0	0	0	0	0	n/a	n/a	5
September 2014	0	0	0	0	0	0	n/a	n/a	0
First Nations									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
September 2015	163	7	0	0	11	40	n/a	n/a	221
September 2014	96	1	0	0	29	53	n/a	n/a	179

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type September 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	% Change
Winnipeg City	101	93	26	8	39	52	429	120	595	273	117.9
East St. Paul R.M.	3	6	0	0	0	0	0	0	3	6	-50.0
Headingley R.M.	6	1	0	0	0	0	0	0	6	1	**
MacDonald R.M.	1	10	0	0	0	0	0	0	1	10	-90.0
Ritchot R.M.	3	10	0	0	0	0	0	0	3	10	-70.0
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	9	9	0	0	0	0	0	0	9	9	0.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	10	3	2	8	0	0	0	0	12	11	9.1
Tache R.M.	2	10	0	0	0	4	0	0	2	14	-85.7
West St. Paul R.M.	4	4	0	0	0	0	0	0	4	4	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	140	146	28	16	39	56	429	120	636	338	88.2

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Winnipeg City	957	1,086	164	76	316	303	1,752	1,451	3,189	2,916	9.4
East St. Paul R.M.	30	37	0	0	0	0	0	0	30	37	-18.9
Headingley R.M.	10	15	0	0	0	0	0	0	10	15	-33.3
MacDonald R.M.	43	40	0	0	0	7	0	0	43	47	-8.5
Ritchot R.M.	28	41	4	6	0	35	0	28	32	110	-70.9
Rosser R.M.	1	1	0	0	0	0	0	0	1	1	0.0
St. Clements R.M.	48	65	0	0	0	0	0	0	48	65	-26.2
St. Francois Xavier R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
Springfield R.M.	57	66	8	18	0	3	0	0	65	87	-25.3
Tache R.M.	26	42	0	0	4	4	0	30	30	76	-60.5
West St. Paul R.M.	34	39	0	0	0	0	0	0	34	39	-12.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,235	1,434	176	100	320	352	1,752	1,509	3,483	3,395	2.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Winnipeg City	13	48	26	4	0	120	429	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	4	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	13	52	26	4	0	120	429	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	184	299	132	4	486	980	1,266	471
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	7	0	0	0	0	0	0
Ritchot R.M.	0	0	0	35	0	28	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	188	313	132	39	486	1,038	1,266	471

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Winnipeg City	123	101	17	168	455	4	595	273
East St. Paul R.M.	3	6	0	0	0	0	3	6
Headingley R.M.	6	1	0	0	0	0	6	1
MacDonald R.M.	1	10	0	0	0	0	1	10
Ritchot R.M.	3	10	0	0	0	0	3	10
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	9	9	0	0	0	0	9	9
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	12	11	0	0	0	0	12	11
Tache R.M.	2	14	0	0	0	0	2	14
West St. Paul R.M.	4	4	0	0	0	0	4	4
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	164	166	17	168	455	4	636	338

Table 2.5: Starts by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	1,097	1,149	694	1,292	1,398	475	3,189	2,916
East St. Paul R.M.	30	37	0	0	0	0	30	37
Headingley R.M.	10	15	0	0	0	0	10	15
MacDonald R.M.	43	40	0	7	0	0	43	47
Ritchot R.M.	32	46	0	29	0	35	32	110
Rosser R.M.	1	1	0	0	0	0	1	1
St. Clements R.M.	48	65	0	0	0	0	48	65
St. Francois Xavier R.M.	1	2	0	0	0	0	1	2
Springfield R.M.	63	87	0	0	2	0	65	87
Tache R.M.	30	46	0	30	0	0	30	76
West St. Paul R.M.	34	39	0	0	0	0	34	39
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,389	1,527	694	1,358	1,400	510	3,483	3,395

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	% Change
Winnipeg City	107	89	6	0	18	42	36	43	167	174	-4.0
East St. Paul R.M.	8	0	0	0	0	0	0	0	8	0	n/a
Headingley R.M.	3	0	0	0	0	0	0	0	3	0	n/a
MacDonald R.M.	6	3	0	0	0	0	0	0	6	3	100.0
Ritchot R.M.	2	1	0	2	0	12	14	0	16	15	6.7
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	5	3	0	0	0	0	0	0	5	3	66.7
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	3	5	0	0	0	0	0	0	3	5	-40.0
Tache R.M.	5	4	0	0	0	0	0	0	5	4	25.0
West St. Paul R.M.	5	0	0	0	0	0	0	0	5	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	144	106	6	2	18	54	50	43	218	205	6.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Winnipeg City	1,074	983	84	46	215	226	1,102	826	2,475	2,081	18.9
East St. Paul R.M.	36	40	0	0	0	0	0	0	36	40	-10.0
Headingley R.M.	18	31	0	0	0	0	0	0	18	31	-41.9
MacDonald R.M.	54	37	0	0	4	7	0	0	58	44	31.8
Ritchot R.M.	35	20	4	8	0	27	14	96	53	151	-64.9
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	50	61	0	0	0	0	0	0	50	61	-18.0
St. Francois Xavier R.M.	9	8	0	0	0	0	0	0	9	8	12.5
Springfield R.M.	77	74	22	8	3	0	0	0	102	82	24.4
Tache R.M.	49	41	0	0	4	0	30	21	83	62	33.9
West St. Paul R.M.	33	18	0	0	0	0	0	0	33	18	83.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,437	1,315	110	62	226	260	1,146	943	2,919	2,580	13.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Winnipeg City	10	42	8	0	36	43	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	12	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	10	42	8	12	50	43	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	153	208	62	18	587	422	515	404
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	4	7	0	0	0	0	0	0
Ritchot R.M.	0	9	0	18	14	96	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	0	0
Tache R.M.	4	0	0	0	30	21	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	164	224	62	36	631	539	515	404

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market September 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Winnipeg City	113	89	46	85	8	0	167	174
East St. Paul R.M.	8	0	0	0	0	0	8	0
Headingley R.M.	3	0	0	0	0	0	3	0
MacDonald R.M.	6	3	0	0	0	0	6	3
Ritchot R.M.	2	3	14	0	0	12	16	15
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	5	3	0	0	0	0	5	3
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	3	5	0	0	0	0	3	5
Tache R.M.	5	4	0	0	0	0	5	4
West St. Paul R.M.	5	0	0	0	0	0	5	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	150	108	60	85	8	12	218	205

Table 3.5: Completions by Submarket and by Intended Market January - September 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	1,147	1,021	746	636	582	424	2,475	2,081
East St. Paul R.M.	36	40	0	0	0	0	36	40
Headingley R.M.	18	31	0	0	0	0	18	31
MacDonald R.M.	54	37	4	7	0	0	58	44
Ritchot R.M.	39	24	14	109	0	18	53	151
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	50	61	0	0	0	0	50	61
St. Francois Xavier R.M.	9	8	0	0	0	0	9	8
Springfield R.M.	100	82	0	0	2	0	102	82
Tache R.M.	53	41	30	21	0	0	83	62
West St. Paul R.M.	33	18	0	0	0	0	33	18
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,541	1,365	794	773	584	442	2,919	2,580

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
September 2015	25	20.5	30	24.6	24	19.7	12	9.8	31	25.4	122	-	445,179
September 2014	12	15.0	12	15.0	15	18.8	31	38.8	10	12.5	80	900,000	447,838
Year-to-date 2015	221	20.8	259	24.4	188	17.7	173	16.3	220	20.7	1,061	420,000	438,241
Year-to-date 2014	178	17.0	181	17.3	266	25.4	291	27.8	132	12.6	1,048	440,000	431,316
East St. Paul R.M.													
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	-	655,001
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	-	671,837
Headingley R.M.													
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	609,975
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	2	13.3	0	0.0	2	13.3	11	73.3	15	-	609,975
Year-to-date 2014	0	0.0	0	0.0	2	6.5	11	35.5	18	58.1	31	-	562,890
MacDonald R.M.													
September 2015	2	66.7	0	0.0	0	0.0	1	33.3	0	0.0	3	-	-
September 2014	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2015	13	27.1	0	0.0	4	8.3	20	41.7	11	22.9	48	-	441,667
Year-to-date 2014	4	12.9	0	0.0	3	9.7	18	58.1	6	19.4	31	-	473,061
Ritchot R.M.													
September 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
September 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	14	60.9	7	30.4	1	4.3	0	0.0	1	4.3	23	-	338,713
Year-to-date 2014	8	38.1	8	38.1	0	0.0	1	4.8	4	19.0	21	-	390,610
Rosser R.M.													
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
September 2015	1	33.3	0	0.0	2	66.7	0	0.0	0	0.0	3	-	-
September 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	6	37.5	2	12.5	3	18.8	1	6.3	4	25.0	16	-	-
Year-to-date 2014	28	80.0	3	8.6	0	0.0	2	5.7	2	5.7	35	-	234,363
St. Francois Xavier R.M.													
September 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
September 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	5	83.3	0	0.0	0	0.0	1	16.7	0	0.0	6	-	-
Year-to-date 2014	0	0.0	0	0.0	6	60.0	4	40.0	0	0.0	10	-	446,000

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
September 2015	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	-	-
September 2014	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	-	437,425
Year-to-date 2015	16	34.8	8	17.4	9	19.6	5	10.9	8	17.4	46	-	409,704
Year-to-date 2014	4	7.1	20	35.7	13	23.2	17	30.4	2	3.6	56	392,500	400,518
Tache R.M.													
September 2015	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
September 2014	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2015	6	46.2	3	23.1	1	7.7	0	0.0	3	23.1	13	-	344,975
Year-to-date 2014	11	39.3	5	17.9	9	32.1	2	7.1	1	3.6	28	-	374,725
West St. Paul R.M.													
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	-	662,500
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
First Nations													
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
September 2015	31	21.8	32	22.5	28	19.7	13	9.2	38	26.8	142	-	447,225
September 2014	16	17.2	13	14.0	17	18.3	36	38.7	11	11.8	93	900,000	440,878
Year-to-date 2015	281	22.2	281	22.2	206	16.3	203	16.1	292	23.1	1,263	425,000	441,565
Year-to-date 2014	233	17.8	217	16.6	299	22.9	346	26.5	213	16.3	1,308	440,000	434,420

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2015						
Submarket	**Sept 2015**	**Sept 2014**	**% Change**	**YTD 2015**	**YTD 2014**	**% Change**
Winnipeg City	445,179	447,838	-0.6	438,241	431,316	1.6
East St. Paul R.M.	--	--	n/a	655,001	671,837	-2.5
Headingley R.M.	--	--	n/a	--	562,890	n/a
MacDonald R.M.	--	--	n/a	441,667	473,061	-6.6
Ritchot R.M.	--	--	n/a	--	390,610	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	234,363	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	409,704	400,518	2.3
Tache R.M.	--	--	n/a	--	374,725	n/a
West St. Paul R.M.	--	--	n/a	--	--	n/a
First Nations	--	--	n/a	--	--	n/a
Winnipeg CMA	447,225	440,878	1.4	441,565	434,420	1.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
September 2015

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2014	January	529	-6.4	989	1,078	1,475	67.1	262,683	5.6	273,576
	February	643	1.9	982	1,174	1,567	62.7	264,636	-2.2	267,725
	March	868	10.9	961	1,638	1,633	58.8	278,527	2.7	270,410
	April	1,169	-0.8	1,014	2,068	1,697	59.8	278,432	3.0	269,641
	May	1,488	1.8	1,037	2,477	1,710	60.6	287,026	4.6	272,985
	June	1,454	4.3	1,043	2,387	1,741	59.9	280,112	2.2	272,175
	July	1,405	9.2	1,094	2,115	1,874	58.4	268,817	2.3	272,012
	August	1,079	-10.8	1,029	1,929	1,766	58.3	270,246	3.3	275,200
	September	1,117	6.2	1,022	2,151	1,757	58.2	263,859	2.9	272,598
	October	1,050	-6.1	1,002	1,663	1,744	57.5	270,605	-0.5	270,217
	November	771	-4.8	1,047	1,206	1,844	56.8	266,945	2.0	274,190
	December	574	-4.0	927	730	1,807	51.3	271,489	-9.0	272,649
2015	January	554	4.7	1,052	1,366	1,932	54.5	261,612	-0.4	271,727
	February	624	-3.0	986	1,373	1,912	51.6	266,837	0.8	271,386
	March	957	10.3	1,037	2,179	2,088	49.7	281,269	1.0	274,139
	April	1,212	3.7	1,030	2,550	1,974	52.2	292,456	5.0	282,317
	May	1,404	-5.6	1,049	2,484	1,802	58.2	287,587	0.2	274,343
	June	1,447	-0.5	990	2,392	1,715	57.7	281,349	0.4	274,652
	July	1,328	-5.5	1,029	2,141	1,779	57.8	281,684	4.8	282,924
	August	1,197	10.9	1,070	1,989	1,768	60.5	276,397	2.3	280,920
	September	1,086	-2.8	1,025	2,064	1,782	57.5	274,541	4.0	282,542
	October									
	November									
	December									
	Q3 2014	3,601	1.5		6,195			267,708	2.8	
	Q3 2015	3,611	0.3		6,194			277,783	3.8	
	YTD 2014	9,752	2.0		17,017			274,278	2.9	
	YTD 2015	9,809	0.6		18,538			280,256	2.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
September 2015

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	137.2	123.1	410	5.9	68.3	802
	February	595	3.14	5.24	137.4	123.9	410	5.6	68.1	802
	March	581	3.14	4.99	137.5	124.7	409	5.6	67.8	803
	April	570	3.14	4.79	137.8	124.9	409	5.7	67.8	806
	May	570	3.14	4.79	137.9	125.8	408	5.9	67.6	806
	June	570	3.14	4.79	138.2	125.6	409	5.9	67.7	808
	July	570	3.14	4.79	138.2	125.4	409	5.8	67.5	813
	August	570	3.14	4.79	138.2	125.2	411	5.9	67.8	818
	September	570	3.14	4.79	137.7	125.4	411	6.1	67.9	826
	October	570	3.14	4.79	137.9	125.3	413	6.0	68.1	827
	November	570	3.14	4.79	137.9	125.1	415	5.8	68.1	827
	December	570	3.14	4.79	137.9	124.3	415	5.7	68.1	823
2015	January	570	3.14	4.79	138.1	124.2	416	6.1	68.4	824
	February	567	2.89	4.74	138.2	125.0	417	6.2	68.5	825
	March	567	2.89	4.74	138.7	126.5	419	6.3	68.9	828
	April	561	2.89	4.64	138.8	126.3	422	6.1	69.0	832
	May	561	2.89	4.64	138.9	126.6	425	6.1	69.5	835
	June	561	2.89	4.64	139.6	127.0	426	6.1	69.6	838
	July	561	2.89	4.64	139.6	126.8	426	6.0	69.4	841
	August	561	2.89	4.64	139.7	127.6	426	5.9	69.2	849
	September	561	2.89	4.64		127.2	427	5.6	69.0	860
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2015 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

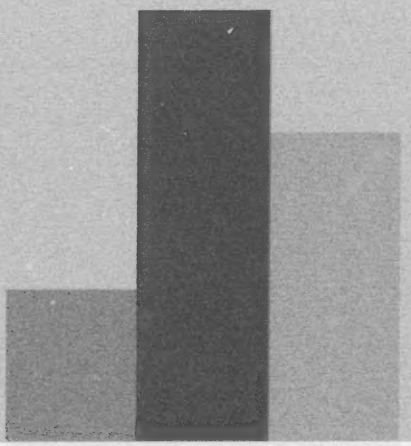
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Neighbourhood level data.

Quick and easy access.

cmhc.ca/hmiportal

64191_2015_M10